

Dayton Planning Board

June 18, 2014

Members Present: Rand Clark, Dan Plourde, John Boissonnault, Remi Caron, Valerie Cole (Alt), new Board member Bruce Reynolds,

Town Employees: Jim Roberts (CEO), new Secretary Linda Bristol

Public: Keith Harris

Administrative:

Minutes from March 4, April 15, April 22, and May 20, 2014 were read and approved. Dan Plourde made a motion to approve all. Remi Caron seconded and all voted in favor.

Old Business: None discussed.

New Business:

KEITH HARRIS, BARN ON ANDERSON ROAD: Keith Harris appeared before the Board to determine if he needs to apply for a Conditional Use Permit. He would like to use a barn on his property for events, such as weddings and festivals. The barn, which measures 40 X 60 feet, is non-conforming as the front corner is 24 feet from the edge of the pavement. (*See handout.*) He would provide off-road parking. He would also like to move a small shed closer to the barn to make it more useable: it would not be attached to the barn. The barn is open inside with no second story or scaffolding. The property is zoned as rural forest. It is not within the Saco River Corridor, as it is over 800 feet from a cove on the Saco River. The road is a dead-end and is unmarked for speed limits.

Jim Roberts asked if there would be any bathrooms or running water. Keith Harris thought he would utilize the shed for bathrooms, as the barn sits on a slab and would be hard to plumb. The barn would not be used in the winter, as heating would be an issue. Jim Roberts noted that although it could host weddings and similar events, it would not be suitable for most receptions as there is no running water.

Jim Roberts was unsure how to categorize this. He suggested that the Board determine the description before making a decision on permitting. He thought "Personal Services 1" would be the closest, as this would be providing a service but not goods. (*See Section 5.3 Table of Land Uses, Dayton Zoning Ordinance.*) Dan Plourde thought that short term rental was also suitable.

Dan Plourde asked if the distance to the road is a problem, noting that the building is grandfathered. Jim Roberts said that the building is not a problem; the issue is a change in use in a non-conforming structure. The parking could be off the road, so it would not present difficulties.

Rand Clark asked Jim if there is any possibility of this becoming more non-conforming; Jim Roberts did not think so, as it is only the building that is non-conforming and Keith Harris is not doing anything to make the building more non-conforming.

Rand Clark asked if there were any concerns or questions. Dan Plourde wondered if there would be an issue with caterers. Keith Harris said he has no intention of cooking food and it was noted that caterers would probably provide their own equipment.

Board members asked if there were any other houses nearby. Keith Harris said the closest house is on Toad Island Road, at least 1500 feet away. He has talked with his neighbors, some of whom are relatives, and none seem to have any concerns.

Rand Clark called for further questions or concerns. Remi Caron asked if the Board should notify the neighbors, as the Board is considering allowing a change in use of the barn and it is conceivable that there could be loud music at some venues. Jim Roberts noted that when Keith is ready to start hosting events, he

will need an occupancy permit and probably needs to have a safety inspection by the Fire Department. He suggested that the members decide if they want to hold a public hearing and site walk.

Dan Plourde questioned the process the Board should follow. Jim Roberts clarified that the Board thinks this would be a personal services use, and it would be a good idea to have the neighbors in on the conversation.

Remi Caron agreed that abutters should be notified. Keith Harris said that he and his brother and other relatives own the abutting pieces. Bruce Reynolds noted that if there is a public hearing, Keith should probably be prepared to talk about hours of operation.

Dan Plourde asked if traffic would be a concern, given the nature of the road. Remi Caron suggested that incoming traffic directions should, when possible, be directed in by way of Hollis Road, not Dyer Road.

Rand Clark cautioned that the Board should retain the right to review this in the future if the conditions and use change and/or increase.

Rand Clark clarified that a letter will be mailed to abutters and neighbors to inform them that this matter will be on the agenda at the next meeting on July 1st. The Planning Board will be responsible for notifying.

The meeting adjourned at 7:50 PM. The next meeting will be Tuesday, July 1, 7:00 PM at Dayton Town Hall. Keith Harris will be on the agenda.

Date:_____

Valerie J. Cole, Secretary

Date:_____

Rand Clark, Chair

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor
THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY.